

17. ACQUISITION OF LAND - CITY OF GLOUCESTER

**COMMITTEE RECOMMENDATIONS AS AMENDED**

**That Council:**

- 1. Approve a subsidy for the acquisition of three properties in lots 19 and 20, Broken Front Concession, R. F. in the City of Gloucester, illustrated on Annex A and containing a total of 2.49 hectares of land, to the City of Gloucester, in the amount of \$285,244 plus GST being 50% of the acquisition costs incurred by the City of Gloucester;**
- 2. Authorize staff to enter into an agreement whereby the City will develop and manage these properties for park purposes in conjunction with other lands owned or to be acquired by the City of Gloucester, consistent with the Region's objectives in preserving waterfront open space. In the event of a future disposition of these lands, the Region will be entitled to 50% of the then market value of the lands subsidized.**
- 3. Approve that the Region will retain a 50% ownership share in the lands to be acquired to complete the Gloucester/Region Rideau River Park, similar to the arrangement made with the City of Kanata to acquire the Y Camp located on the Ottawa River where the Region retained a 50% ownership.**

**DOCUMENTATION:**

- 1. Planning and Development Approvals Commissioner's report dated 28 Jun 99 is immediately attached.**
- 2. Extract of Draft Corporate Services and Economic Development Committee Minute, 06 Jul 99, immediately follows the report and includes a record of all votes.**

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.  
 Your File/V/Réf.

DATE 28 June 1999

TO/DEST. Co-ordinator  
 Corporate Services and Economic Development Committee

FROM/EXP. Commissioner  
 Planning and Development Approvals Department

SUBJECT/OBJET **ACQUISITION OF LAND - CITY OF GLOUCESTER**

---

**DEPARTMENTAL RECOMMENDATIONS**

**That the Corporate Services and Economic Development Committee recommend Council:**

- 1. Approve a subsidy for the acquisition of three properties in lots 19 and 20, Broken Front Concession, R. F. in the City of Gloucester, illustrated on Annex A and containing a total of 2.49 hectares of land, to the City of Gloucester, in the amount of \$285,244 plus GST being 50% of the acquisition costs incurred by the City of Gloucester;**
- 2. Authorize staff to enter into an agreement whereby the City will develop and manage these properties for park purposes in conjunction with other lands owned or to be acquired by the City of Gloucester, consistent with the Region's objectives in preserving waterfront open space. In the event of a future disposition of these lands, the Region will be entitled to 50% of the then market value of the lands subsidized.**

**BACKGROUND**

In the summer of 1998, the Region was approached by the City of Gloucester with respect to the acquisition of certain lands located in the vicinity of the existing Riverside South Park (between River Road and the Rideau River north of Armstrong Road) owned by the City of Gloucester (see Annex A). In particular, a 0.4 hectare parcel owned by W. and J.M. Lawlor, a 1.09 hectare parcel owned by S.A. and T.S. Rahal and a 1 hectare parcel owned by J. Temple. The Rahal and Temple properties are located on either side of the existing Riverside South Park. The Lawlor

property is located further south. The property between Rahal and Lawlor is the subject of discussion between the City of Gloucester and the owner and does not form part of this package.

The City of Gloucester is attempting to expand the existing park as part of a Millennium Project. In light of the Region's interest in the protection of waterfront properties, we were approached by the City to determine whether or not a financial contribution might be made available to assist the City with this project and at the same time protect river frontage consistent with the Region's existing policies.

Regional staff acknowledged that there was logic in the Region's participation and it was agreed, subject to the approval of both the Council of the Region of Ottawa-Carleton and the Council of the City of Gloucester, that a financial contribution of 50% of the acquisition costs to an upset limit of \$300,000 would be recommended to Regional Council once details surrounding these purchases were solidified. In light of the City's ownership of certain lands already and their ongoing negotiations for the purchase of the balance, it was agreed that ownership of the entire parcel, including the three to be subsidized by the Region, should logically rest with the City of Gloucester

In return, Gloucester will assume all ongoing management responsibilities and will commit to the preservation of all of the land from the Temple property to the proposed bridge crossing location, in a manner consistent with the Region's waterfront open space objectives. This will include both lands currently owned by the City and those to be acquired now and in the future. Should the City and the Region determine that the properties are surplus to their needs or are transferred to a third party, the Region will be entitled to receive 50% of the proceeds of any sale, of the three parcels which are subject to this subsidy.

Over the past 12 months, the City has been negotiating with the three owners. An agreement was reached for the acquisition of the Temple property some months ago and the negotiations for Rahal and Lawlor were completed recently. A report has been approved by City of Gloucester staff recommending these acquisitions subject to the availability of a financial contribution of 50% from the Region of Ottawa-Carleton.

The three properties to be acquired include:

- A 0.4 hectare parcel improved with a residence owned by W & J.M. Lawlor. The purchase price is \$129,905 including the market value and all costs;
- A 1.09 hectare property improved with a residence, owned by S.A. & T.S. Rahal. The purchase price is \$361,762 including all costs;
- A 1.0213 hectare vacant parcel of land owned by J. Temple. The purchase price is \$78,822 including all costs.

Prior to initiating discussions, the City of Gloucester obtained appraisals which were subsequently reviewed by Regional staff. The market value of the properties as negotiated is consistent with those appraisals. The total cost of this acquisition is \$570,489. The Region's share will be 50%

or \$285,244 plus GST. All three of these properties are located within the area designated in the Region's Official Plan as Waterfront Open Space

The Region's financial contribution will be limited to the Capital costs associated with the initial acquisition. The remaining parcels (located between Rahal and Lawlor and north of Rahal) will be acquired by the City of Gloucester at some future time.

### PUBLIC CONSULTATION

This project has been led by the City of Gloucester and as such no public consultation has been initiated by the Region. There was public consultation with respect to the Waterfront Open Space designation in the Region's Official Plan.

### EXPENDITURE JUSTIFICATION

The financial participation in the purchase of these lands will enable the City of Gloucester to secure ownership of key parcels of land along the Rideau River which is consistent with the Region's objectives of protecting riverfront corridor lands. In this case, the Region is investing in the protection of River corridor land based on an investment of 50% of the market value and acquisition costs. In the event these lands are ever sold, the Region would be entitled to 50% of the proceeds of any sale.

### FINANCIAL STATEMENT

Approved Budget to Date	\$11,426,000
Total Paid and Committed	8,294,412
Balance Available	3,131,588
THIS REQUEST	293,801
Balance Remaining	\$ 2,837,787

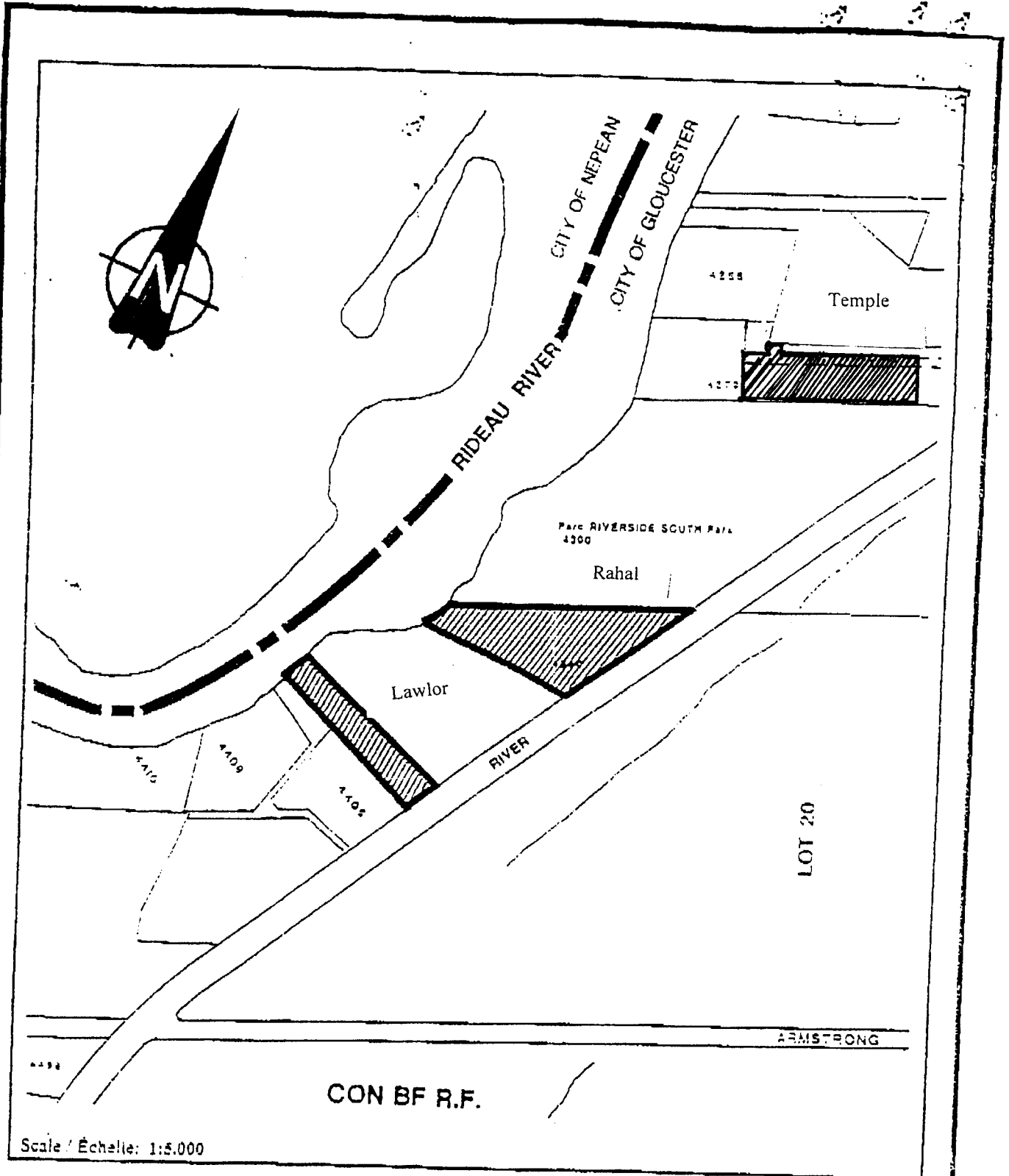
*Approved by Nick Tunnacliffe  
Commissioner*

*Date June 29, 1999*

Funds are available in the 1999 Capital Budget Account No. 912-62901 Environmental Resource Areas Acquisition Order Number 900138

*Approved by T. Fedec  
on behalf of the Finance Commissioner*

# ATTACHMENT 1



Scale / Échelle: 1:5,000

## Location Plan of Subject Lands Plan de situation des terres en question



SUBJECT LAND  
TERRES EN QUESTION

Application for / Demande de: Subject Lands for Acquisition

Application by / Auteur de la demande: City of Gloucester

File No / N° de dossier: PM 141285 & 4M-993



Gloucester

Community Development Department

Extract of Draft Minute  
Corporate Services and  
Economic Development Committee  
6 July 1999

ACQUISITION OF LAND - CITY OF GLOUCESTER

- Planning and Development Approvals Commissioner's report dated 28 Jun 99

Councillor Hume moved two Motions (1) to hold a 50% ownership in the property and (2) the requirement for proper signage acknowledging the Region's contribution. Councillor Hume stated the acquisition represented the Region's attempt to fulfil a condition of the Official Plan. He believed it was a basic principle that the Region should retain 50% ownership and proper signage should be erected on the property.

Councillor Stewart agreed with the Official Plan objective to acquire waterfront open space, however, did not support the Hume Motions. She stated to retain 50% ownership may result in the Region being responsible for 50% of the operating and management fees. She believed this was an opportunity to support the City of Gloucester and their initiative, and did not support the action of two tier territorial disputes.

Councillor Cantin acknowledged acquiring lands of significant concern, such as the Marlborough Forest and Petrie Island. However, the Councillor wondered about the action of purchasing park land. Councillor Cantin agreed with the condition of a prominent sign indicating the Region's contribution.

Councillor Loney referenced the need for Regional and City staff to review the issues in greater detail should the Hume Motions be successful. Councillor Loney indicated he may move a Motion that the entire matter be referred back to staff to further examine the issues.

Councillor Hume referenced the principle used in the Kanata Y Camp project and retaining a 50% ownership. The Councillor pointed out the Region was going to fund 50% of the acquisition costs, therefore, it was appropriate they should retain 50% ownership in the land, based on the models of the Kanata Y Camp and the airport lands acquisition. With respect to the signage requirement, Councillor Hume believed it was a recognition for the substantial contribution to be made.

Councillor Hunter reviewed the three parcels. He pointed out one parcel did not have any water front and the others had very little. The Councillor did not believe the action represented protecting waterfront, but was one of increasing the size of a local recreational park. Councillor Hunter did not support the acquisition or the report.

Chair Chiarelli stated the process with the City of Kanata regarding the Y Camp worked well. He supported the concept of a similar process for this acquisition and agreed with the Motion for joint ownership. Chair Chiarelli stated the Region had an obligation to create / preserve open spaces, parks and forests whenever possible, referencing applicable policies. In closing, the Chair referenced the Council decision on the donation of land to the City of Nepean for the creation of Ben Franklin Park. He stated the same courtesy should be provided to the City of Gloucester.

Moved by P. Hume

**Approve that the Region will retain a 50% ownership share in the lands to be acquired to complete the Gloucester/Region Rideau River Park, similar to the arrangement made with the City of Kanata to acquire the Y Camp located on the Ottawa River where the Region retained a 50% ownership.**

CARRIED

YEAS: R. Cantin, P. Hume, G. Hunter, A. Loney, R. Chiarelli ... 5  
NAYS: D. Beamish, B. Hill, W. Stewart ... 3

Moved by P. Hume

That the Region's participation in this waterfront open space acquisition be subject to the following signage requirements:

1. That a sign be erected to recognize the Region's contribution;
2. That the sign be in a location that is easily readable by the general public;
3. That the text of the sign be of such a size as to be easily readable by the general public

and that this condition be subject to the satisfaction of the Chief Administrative Officer.

LOST

NAYS: B. Hill, G. Hunter, A. Loney, W. Stewart ... 4  
YEAS: D. Beamish, R. Cantin, P. Hume, R. Chiarelli ... 4

Moved by A. Loney

That the report on Land Acquisition - City of Gloucester be referred back to staff for a further report that looks further at the ongoing relationship with this property (similar to the format of the Y Camp project with Kanata).

MOTION WITHDRAWN

The Committee then voted on the staff recommendations as amended.

**That the Corporate Services and Economic Development Committee recommend Council:**

- 1. Approve a subsidy for the acquisition of three properties in lots 19 and 20, Broken Front Concession, R. F. in the City of Gloucester, illustrated on Annex A and containing a total of 2.49 hectares of land, to the City of Gloucester, in the amount of \$285,244 plus GST being 50% of the acquisition costs incurred by the City of Gloucester;**
- 2. Authorize staff to enter into an agreement whereby the City will develop and manage these properties for park purposes in conjunction with other lands owned or to be acquired by the City of Gloucester, consistent with the Region's objectives in preserving waterfront open space. In the event of a future disposition of these lands, the Region will be entitled to 50% of the then market value of the lands subsidized.**
- 3. Approve that the Region will retain a 50% ownership share in the lands to be acquired to complete the Gloucester/Region Rideau River Park, similar to the arrangement made with the City of Kanata to acquire the Y Camp located on the Ottawa River where the Region retained a 50% ownership.**

CARRIED as amended

YEAS: D. Beamish, R. Cantin, P. Hume, A. Loney, W. Stewart, R. Chiarelli ... 6  
NAYS: B. Hill, G. Hunter ... 2